



# Weekly Permit Bulletin

November 30, 2017

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

## How to use this Bulletin

### To learn more about a project:

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.
- Click the name of the project to view digital plans.

### To comment on a project:

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

### To appeal a permit decision:

- You must have filed a written comment expressing your concerns before the decision was made.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an appeal notification form. [Link to Form](#)
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at 360-459-6327.

### To receive the bulletin by email:

Access our city website at [www.bellevuewa.gov](http://www.bellevuewa.gov) and click on Permits/Zoning and Land Use/ Public Notices and Participation /Subscribe. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

## How to Reach Us:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110<sup>th</sup> Ave NE

P.O. Box 90012  
Bellevue, WA 98009-9012  
425-452-6800



## GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the **SEPA** field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

### Notice of Application

#### NOTICE OF APPLICATION

##### [Yang New Pier](#)

**Location:** 79 Skagit Key

**Subarea:** Factoria

**File Number:** 17-126510-WG, 17-126511-LO

**Description:** Application for Shoreline Substantial Development Permit approval and a Critical Areas Land Use Permit approval to construct a new dock associated with an existing single-family residence on Lake Washington. The proposed dock is 173 feet long by 4 feet wide, with an 18 foot long by 6 foot wide ell at the waterward end of the dock. The total dock area is 768 SF, with 668 SF over-water coverage. The dock decking will be fully grated and the dock supported by 8-inch steel pilings. The dock would bridge a wetland along the lakeshore to provide access to the dock. The proposed dock requires a Critical Areas Land Use Permit to modify the surface coverage standard and the specified diameter for the structural piling nearest to the shoreline. Proposal includes a shoreline buffer/wetland restoration planting plan.

**Approvals Required:** Shoreline Substantial Development Permit, Critical Areas Land Use Permit, and ancillary permits and approvals.

**SEPA:** Determination of Non-Significance is expected. Refer to page one regarding use of the Optional DNS Process.

**Minimum Comment Period Ends:** December 29, 2017. Refer to page one for information on how to comment on a project.

**Date of Application:** October 25, 2017

**Completeness Date:** November 6, 2017

**Applicant Contact:** Celine LaVigne, Waterfront Construction, Inc., 206-548-9800, [celine@waterfrontconstruction.com](mailto:celine@waterfrontconstruction.com)

**Planner:** Peter Rosen, 425-452-5210

**Planner Email:** [prosen@bellevuewa.gov](mailto:prosen@bellevuewa.gov)

#### NOTICE OF APPLICATION

##### Eventcorp Services Home Occupation

**Location:** 11720 NE 30<sup>th</sup> Place

**Subarea:** Bridle Trails

**File Number:** 17-127834-LH

**Description:** Application for Home Occupation Permit approval to operate a consulting business specializing in point of experience audience research, analytics, and reporting. Hours of operation will be weekdays 9am to 5pm.

**Approvals Required:** Land Use approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** December 14, 2017, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** November 1, 2017

**Completeness Date:** November 29, 2017

**Applicant Contact:** Omar Mawjee, Eventcorps Services, 425-615-9610, [omar@eventcorpservices.com](mailto:omar@eventcorpservices.com)

**Planner:** Veronica Guenther, 425-452-2044

**Planner Email:** [vguenther@bellevuewa.gov](mailto:vguenther@bellevuewa.gov)

### Notice of Decision

#### NOTICE OF DECISION

##### [GIS Plaza](#)

**Location:** 930 109<sup>th</sup> Ave. NE

**Subarea:** Downtown Bellevue

**File Number:** 16-130954-LD

**Description:** Design Review approval to construct a new mixed-use six-story building with residential units on four floors, an office suite and residential units on one floor, retail space, entry lobby and a mechanical parking system on the ground floor, a below grade level to accommodate the mechanical parking system, and an occupied roof deck. .

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

**Appeal Period Ends:** December 14, 2017, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** April 25, 2016

**Completeness Date:** May 19, 2016

**Notice of Application Date:** June 2, 2016

**Applicant:** GIS International

**Applicant Contact:** Ryan Hitt, SkB Architects, [rhitt@skbarchitects.com](mailto:rhitt@skbarchitects.com), 206-903-0575

**Planner:** Mark Brennan, 425-452-2973

**Planner Email:** [MCBrennan@bellevuewa.gov](mailto:MCBrennan@bellevuewa.gov)

### NOTICE OF DECISION

[AutoNation AUDI Parking Garage](#)

**Location:** 1533 120<sup>th</sup> Avenue NE

**Neighborhood:** Bel-Red

**File Number:** 16-148691-LD and 16-148741-LA

**Description:** Design Review approval and Administrative Conditional Use Permit approval to demolish an existing 18,000 square foot shop building adjacent to the west property line, and construct a new 6-story, 446 vehicle parking structure in its place. The parking structure will include vehicle service and prep detail areas at the lower level, including a two-lane automatic car wash. All parking will be for AutoNation's inventory and not for public use. Design Review is required because the property is located within the Bel-Red-Office/Residential 2 (BR-OR-2) land use district, which is a design district. The development is considered an "existing use" under LUC 20.25D.060.B. Expansions of "existing uses" within nodes (BR-OR-2) may be permitted, pursuant to Administrative Conditional Use Permit approval.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

**Appeal Period Ends:** December 14, 2017, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** December 15, 2016

**Completeness Date:** January 12, 2017

**Notice of Application Date:** January 26, 2017

**Applicant Contact:** Lance Mueller, Lance Mueller & Associates, 206-325-2553,

[lmuller@lmuller.com](mailto:lmuller@lmuller.com)

**Planner:** Laurie Tyler, 452-452-2728

**Planner Email:** [lyler@bellevuewa.gov](mailto:lyler@bellevuewa.gov)

### NOTICE OF DECISION

[Zhang Residence](#)

**Location:** 14515 SE 42nd Place

**Subarea:** Newcastle

**File Number:** 17-114169-LO

**Description:** Critical Areas Land Use Permit approval to modify a steep slope toe of slope setback; and construct a driveway within a type F closed stream segment structure setback for the construction of a single-family residence. The proposal includes a mitigation plan with the planting of native vegetation and removal of invasive species within the steep slope.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** December 14, 2017, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** May 26, 2017

**Completeness Date:** June 12, 2017

**Notice of Application Date:** June 29, 2017

**Applicant Contact:** Larry Zhang, 206-427-1443, [lzhang84@hotmail.com](mailto:lzhang84@hotmail.com)

**Planner:** Drew Folsom, 425-452-4441

**Planner Email:** [dfolsom@bellevuewa.gov](mailto:dfolsom@bellevuewa.gov)

### NOTICE OF DECISION

[Campbell-Pagan Short Plat](#)

**Location:** 1411 and 1417 173<sup>rd</sup> Ave NE

**Subarea:** Northeast Bellevue

**File Number:** 16-145396-LN

**Description:** Preliminary Short Plat approval to sub-divide two lots totaling 1.05 acres, zoned R-3.5, into four lots and create an easement for access and utilities. All lots will be accessed from NE 14<sup>th</sup> Street via the private easement, and will average .26 acres.

**Approvals Required:** Land Use approval and ancillary permits and approvals

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** December 14, 2017, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** October 31, 2016  
**Completeness Date:** November 23, 2016  
**Notice of Application Date:** December 1, 2016

**Applicant:** Mike Delile, Buchan Homes

**Applicant Contact:** Sheri Murata, Core Design, Inc., 425-885-7877,

[shm@coredesinginc.com](mailto:shm@coredesinginc.com)

**Planner:** Carol Orr, 425-452-2896

**Planner Email:** [corr@bellevuewa.gov](mailto:corr@bellevuewa.gov)